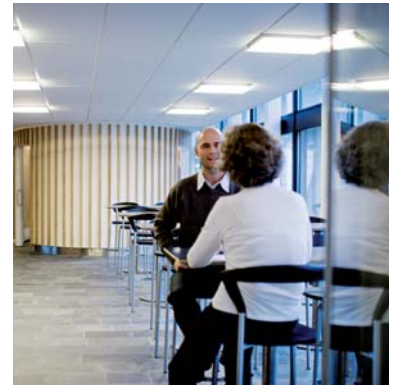


Rental of office and laboratory facilities in the largest science park of Denmark

Diplomvej 378 | DK-2800 Kgs. Lyngby | 513 sqm



You can work in a place where ideas become business

As an international science park, closely linked to the university, Scion DTU creates optimal conditions for growing technology companies, by giving access to building facilities, various services, support and professional networking. In inspiring surroundings on 100 acres of land and with over 180.000 sqm in Hørsholm and Kgs Lyngby, we currently cooperate with more than 175 companies and more than 3,500 employees.



Large and bright office at the Technical University of Denmark



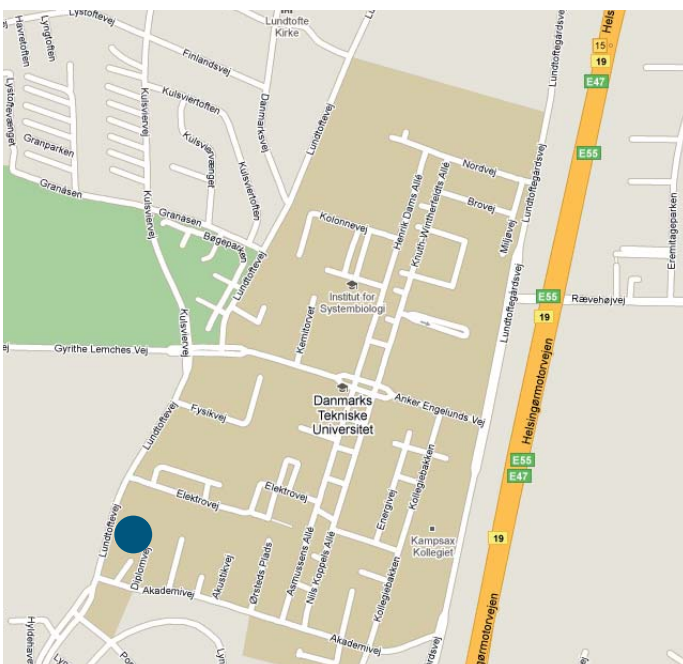
Flexible laboratories and office facilities for rent

Office facilities in Lyngby, are located at the Technical University and has a wide range of shared services. There are a total of 25.000 sqm, 100 companies and 550 employees.

In this unique knowledge environment, your company can rent a single office for one person or for example an office space for 4-6 persons, according to your needs. Flexibility is a key word for the science park which means that your company can grow from 2 to 12 persons, with short notice, and without changing address. If you move your business within the science park - or to other Scion DTU facilities in Hørsholm or Copenhagen no notice is required.

The science park wants to facilitate the growth of knowledge-intensive companies, but we also assist in a rapid reduction of the facility, should there be delays in relation to the company's growth plans. The offices have large, bright windows and overlook a green courtyard. On every floor there is a kitchenette with free access to coffee, tea and cocoa as well as a common meeting room for up to 10 people. On the ground floor there is access to more meeting rooms, reception, office machinery and a large common area with sofas and café tables. The ground floor also offers an auditorium which can seat 150 persons. ■

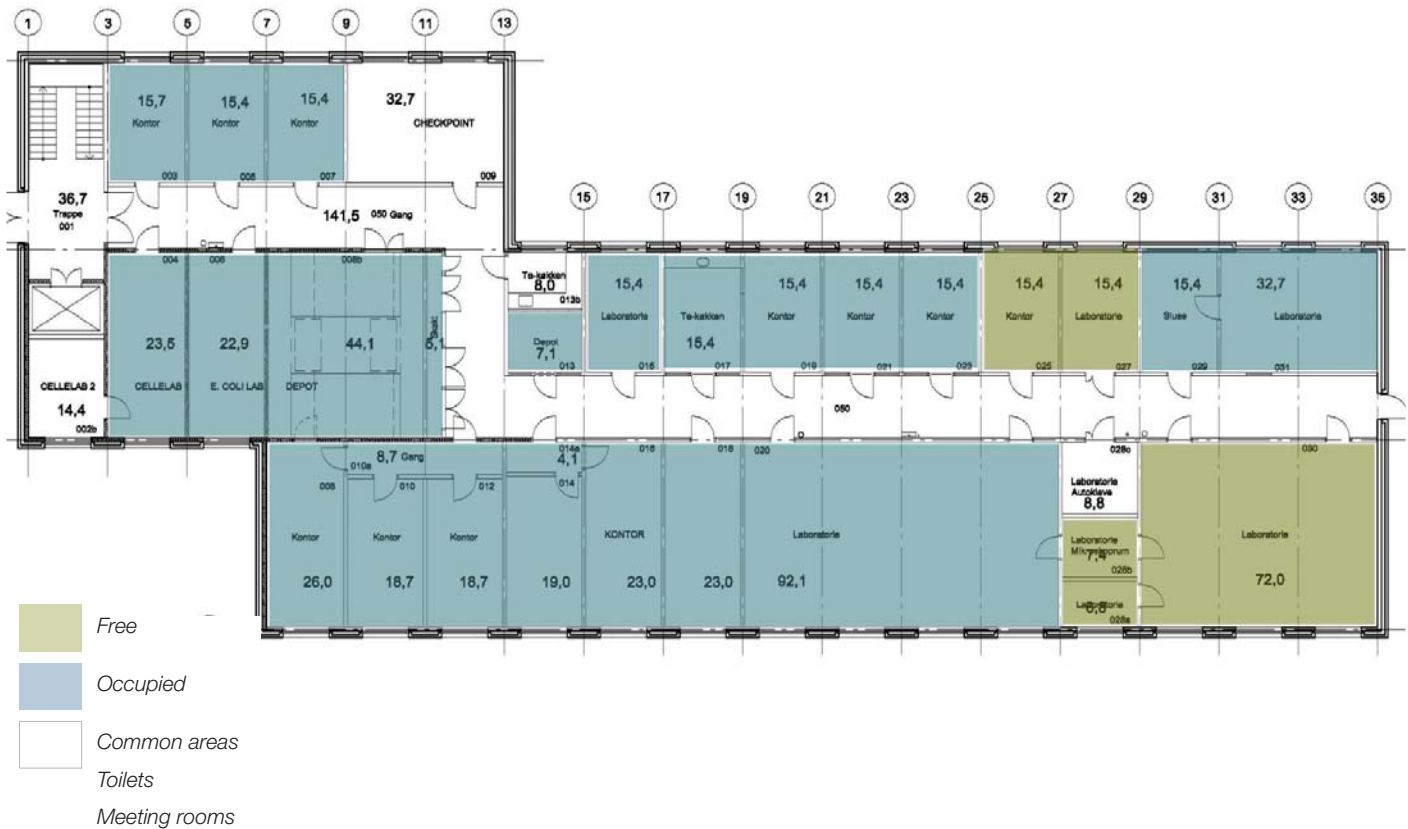
Location



The infrastructure is perfect with a location near the highway and an express bus to Copenhagen. Scion DTU in Lyngby is located next to the Technical University of Denmark. Parking spaces are offered on several locations on campus in connection with this lease. ■



Floorplan



The lease

Recently renovated office and laboratory facilities, suitable for biotechnology research chemistry or medico technology. The laboratory is fully equipped with new inventory, and a new ventilation system was added in 2004. The building is set on one floor with a basement, and offers facilities such as kitchenette, meeting facilities and an autoclave. The building has 125 sqm laboratory, and 45 sqm office; it is possible to rent more offices in the neighboring building. In the basement, it is possible to place further inventory,

and make use of the freight elevator. You will find a separate collection point for gas containers, nitrogen etc.

The site has high speed internet, VOIP, and is based close to the main building, with the canteen and more meeting facilities. The science park service technicians will assist with additional laboratory equipment and technical issues in general. ■

Facts and lease

Lease	Diplomvej 378, DK-2800 Kgs. Lyngby
Usage	R&D primarily in life science - possibility of limited production
Takeover	1. February 2011
Office	45 sqm 1.325,- DKK gross pr. sqm p.a. excl. VAT
Laboratory	125 sqm 2.020,- DKK gross pr. sqm p.a. excl. VAT
Basis Service	619,- DKK gross pr. sqm p.a.

R&D

Scion DTU's building stock is now 158.000 sqm in Hørsholm, 25.000 sqm in Lyngby and shared ownership of 5.000 sqm in Copenhagen with the new research centre COBIS. The science park has since 1962 specialized in constructing and leasing office, laboratory and workshop facilities for research and development companies within:

- Life Science
- ICT (information and communication technology)
- Clean Tech and Environmental Technology
- High technology in general
- Service and business partners that support the growth of above companies ■

Facilities for the companies at Scion DTU

Søhuset

All companies in the science park can become a member of Søhuset, which is the conference and activity centre of the science park. Søhuset offers exclusive meeting rooms, auditorium, restaurant, cafe and gym. Søhuset can facilitate the reception of both Danish and foreign visitors to the science park and there are several subject-related events during the year. ■



Søhuset Gym

Offers superb facilities throughout the three floors. There are group lessons in spinning, aerobics, step, yoga, pilates, boxing, ski training, zumba and more. You can also book an appointment with an instructor to get a personalized training program as the gym holds a wide range of exercise equipment. Besides spacious changing facilities you will find a steam room, sauna, squash court, solarium and a massage room. The price is 172,- DKK per active member per month. ■

Denmark's largest research and innovation environment, with more than 175 research and development companies with 3,500 employees, is a part of the triad: Technical University of Denmark, DTU Symbion Innovation and science park Scion DTU. ■

Networking and Viden-Café: There are regular invites to Viden-Café on current topics. 'Viden-Café is a knowledge sharing after work meeting. Participation is free and there is plenty of opportunity to network with other companies from the science park. ■

Scion DTU's operations department has a permanent contact person who can help you with the daily operations, including optimization of various installations to ensure best operating economy. ■

Please contact us for more information

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